



WARE & CO
estate and letting agents

104 St. Augustine Street, Taunton – TA1 1QN
£230,000

104 St. Augustine Street

Council Tax band: B

Charges payable for 2025/26 - £2,007.48

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Attractive Victorian town house in a highly convenient location
- Moments from Somerset County Cricket Club and Taunton town centre
- Two separate reception rooms
- Kitchen
- Three good sized bedrooms
- Three piece bathroom
- Enclosed garden with gated access to the rear
- Gas fired central heating
- Highly recommended

SERVICES

Electricity, water and drainage connected. Broadband/Mobile phone coverage - The options of standard and superfast broadband with speeds upto 238mbps are available. For an indication of broadband speeds as well as mobile phone signal and coverage available please refer to the 'Ofcom checker' website.





Situated just moments from the Somerset County Cricket Club and Taunton town centre, this charming Victorian town house offers generous accommodation and an enviable position within easy reach of all the town's amenities.

The property is approached via a traditional entrance door opening into a welcoming **entrance hall**, which retains period charm and gives immediate access to the main living spaces. Stairs rise to the first floor from here. To the front, the **living room** is a bright and inviting space with a fireplace and a large bay window allowing natural light to flood in. The adjacent **dining room** provides an ideal setting for family meals or dinner with guests, and also offers direct access to the rear garden. The kitchen is fitted with a range of base and wall units, providing ample storage and workspace, with room for appliances. Beyond the kitchen, a ground floor bathroom includes a panelled bath, wash hand basin and WC. On the first floor, the property offers three good sized bedrooms.

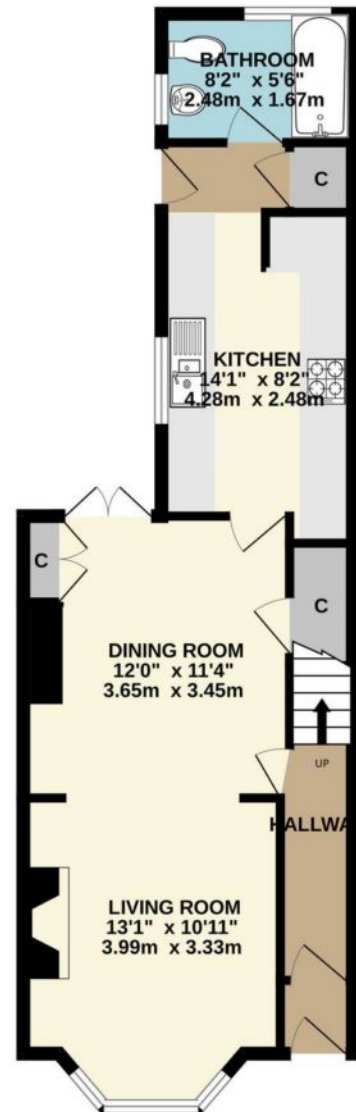
Garden

The enclosed west-facing rear garden enjoys a good degree of privacy and benefits from gated rear access. The space is ideal for outdoor dining, gardening, or simply relaxing in the afternoon sun. A covered side return offers useful sheltered storage, ideal for bikes, gardening tools, or as a utility space.

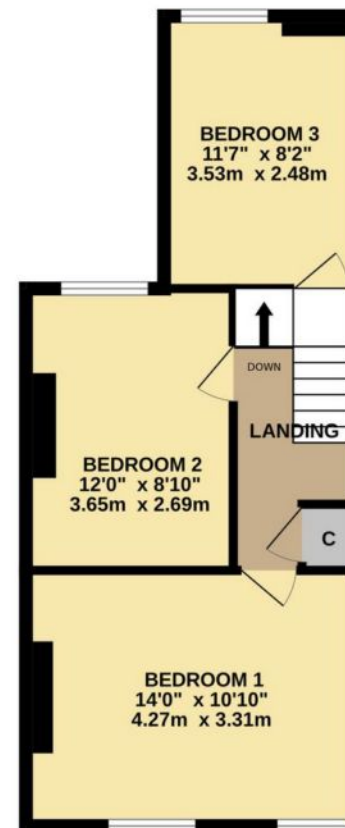
A superb opportunity to acquire a character home in one of Taunton's most sought-after central spots — ideal for those who value both space and location.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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